

Memo

To:	EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE (ATTENTION: J. MEYER)
From:	EXECUTIVE DIRECTOR: ENGINEERING SERVICES
Enquiries:	LH. SMITH
Collaborator number:	
Reference number:	15/4/1 (5821) P (961)
Date:	19 June 2024
Subject:	APPLICATION FOR PROPOSED SUBDIVISION AND REMOVAL OF RESTRICTIVE TITTLE DEED CONDITION IN RESPECT OF ERF 5821, PAARL.

These conditions will be subject to review by the Engineering Services Department upon receipt of Civil and/or building plans for approval. This may require all the studies carried out for the proposed development to be updated and revised accordingly, which shall include compliance with the latest legislation, amended legislation, latest or amended standards and revised master planning.

The aforementioned is based on the possibility of changes in the physical environment in respect of engineering infrastructure between date of issuing of conditions and actual building/construction being imminent, which may impact on available relevant infrastructure capacities as at time of initial issuing of conditions.

NOTE: This comment covers a number of disciplines and each section needs to be dealt with by a competent specialist in that field co-ordinated by the consultant managing the application. No correspondence will be entered into with individual consultants.

THE FOLLOWING CONDITIONS WILL APPLY

1 STREETS & TRAFFIC

- 1.1 Any new roads/streets and accesses will be the responsibility of the developer, including all internal and bulk connectors; and
- 1.2 Any alterations to the existing road network will be the responsibility of the developer which includes design, approval and construction of any additional traffic control and or traffic calming measures.

2 STORM WATER

- 2.1 Any new storm water networks will be the responsibility of the developer, including all internal and bulk connectors;

- 2.2 Only pre-development run-off of a 1:2 year storm event will be accepted into the existing system. Provision must be made to accommodate the detention of run-off for a 1:50 year storm event; and
- 2.3 Provision must be made for an effective rainwater harvesting system to be planned and designed for all roof water. The volume of the storage facilities should be based on $0.02\text{m}^3/\text{m}^2$ roof area.

3 WATER

- 3.1 Portion A must be provided with a separate water connection and a separate water meter to a maximum of 20mm at actual cost, connection to municipal specifications;
- 3.2 The metered connection must be installed one meter inside the erf boundary of Portion A;
- 3.3 Water saving devices shall be installed in toilets, bathrooms and basins; and
- 3.4 Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

- 4.1 Portion A must be provided with a separate wastewater connection at actual cost. To this end a 160mmØ pipe must be extended along play street to serve Portion A;
- 4.2 The connections must be installed one meter inside the erf boundary of Portion A;
- 4.3 A connection manhole must be constructed to municipal standards; and
- 4.4 Any existing system that is to remain shall be upgraded to minimum municipal standards.

5 SOLID WASTE

- 5.1 Portion A to be provided with a new bin;
- 5.2 The Municipality undertakes to remove household refuse in accordance with its by-laws and shall make its own arrangements with the occupants of the erf, for the removal of such household refuse; and
- 5.3 A waste recovery/recycling initiative has been implemented in Drakenstein and the development will have to be prepared to comply with any requirements as the project is rolled out.

6 DEVELOPMENT CHARGES

- 6.1 Based on the information provided in the application, the Development Charge payable by the developer is **R49 394.00 (Excl VAT)**. The levy is valid until **30 June 20XX** where after a new calculation is required. The value has been calculated as follows:

6.1.1 Water = R10 572.00

6.1.2 Sewer = R7 740.00

6.1.3 Roads = R25 534.00

6.1.4 Stormwater = R0.00

6.1.5 Solid Waste = R5 549.00

7 GENERAL

- 7.1 *When at any stage in future the municipality is required to take over ownership and maintenance of civil infrastructure, it will be the responsibility of the property owners to ensure all water and waste water connections adhere to municipal standards and by-laws;*
- 7.2 The owner is responsible for the payment of a Developers Charge (water, sewer, stormwater, solid waste and roads) which can be discounted against the bulk service cost needed for the development;
- 7.3 The owner is responsible for the funding of all connections to the bulk services and all internal works;
- 7.4 All of the works, including but not limited to; roads, stormwater, water, sewers, landscaping, irrigation, etc. shall be designed by a suitably registered (ECSA registration for the civil works and SACLAP registration for the landscaping) person and any such works shall be constructed under supervision of such registered person. All such design plans shall be submitted to the Civil Engineering Services Department of Drakenstein Municipality for approval prior to the commencement of construction;
- 7.5 The whole of the works shall fall under the control of a single project manager;
- 7.6 The municipality shall be represented at all site meetings for the duration of the construction of the works and to this end timeous notification of such meetings shall be supplied to the Civil Engineering Services Department;
- 7.7 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.8 The above conditions are to be complied with in stages.

- 7.8.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.8.2 Requirements associated with the completion of construction, development charges, as-built drawings, maintenance management plans, agreements, etc. These will be complied with prior to the transfer of any subdivided erf within the development property or occupation of any property/building in the phase; and
- 7.8.3 Proof of compliance for the requirements associated with long term operations must be available on request.


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EXECUTIVE DIRECTOR: ENGINEERING SERVICES

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LP/bm


DRAKENSTEIN MUNICIPALITY DEVELOPMENT CHARGES CALCULATOR

Home

Eff Number of Development:	5821 ;	5821
Physical Address:	20 Tennant Street	Paarl
Municipal Area:	Total Municipal Area	7646
Municipal Valuation of Property:	R 1	
Owner:	Drakenstein Municipality	
Owner ID No:	3408050096083	

Land Use	Unit	Usage	Land Area developed with Land Use (m²)	CALCULATED EXISTING DEMAND						EXISTING DEVELOPMENT CHARGE PER SERVICE						
				Water (kL/day)	Sanitation (kL/day)	Stormwater (c.ha)	Solid Waste (tonnes/wk)	Roads (trips/pk.hr)	Electricity (kVA)	Water	Sanitation	Stormwater	Solid Waste	Roads	Electricity	
Single Residential stand area > 500m²(Med/High Income)	erf	1	908	1.20	0.80	0.04	0.05	1.50								

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New									
TOTAL									
2.101.500.0643.00									
DEVELOPMENT CHARGE PER SERVICE									
EXEMPTIONS PER SERVICE (%)									
VALUE APPLICABLE EXEMPTIONS									
DEVELOPMENT CHARGE PER SERVICE WITH EXEMPTIONS									
APPLICABLE CREDITS (%)									
APPLICABLE CREDITS (R)									
TOTAL DEVELOPMENT CHARGE PAYABLE (EXCLUDING VAT)									
VAT (45%)									
TOTAL DEVELOPMENT CHARGE PAYABLE (INCLUDING VAT)									
R 56,803									
Application Processed by: Baron Mogadime									
Signature: 									
Date: 13-Jun-24									
Payment Received (R):									

Date Payment Received:
Receipt Number:

Description of proposed land use					#REF!
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